

# September

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
<b>1</b>	<b>2</b> COUNTY HOLIDAY	<b>3</b>	<b>4</b> No Planning Commission Meeting	<b>5</b> No Planning Commission Meeting	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b> BOARD OF SUPERVISORS MEETING	<b>10</b>	<b>11</b> 7:30 Environment Committee Meeting  8:15 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>12</b>  8:15 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b> 7:30 Housing Committee Meeting  8:15 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>19</b>  8:15 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>20</b>	<b>21</b>
<b>22</b>	<b>23</b> BOARD OF SUPERVISORS MEETING	<b>24</b>	<b>25</b>  7:30 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>26</b>  7:30 pm Planning Commission Meeting <a href="#">VIEW AGENDA</a> <a href="#">VIEW SPEAKERS LIST</a>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	The Speakers List is available for review after 3:00 pm on the day of a Planning Commission meeting				

# 2002

# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 11, 2002

*Posted: 8/19/02  
Revised: 9/12/02*

**Below is a list of applications heard by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page(s) or contact the Department of Planning and Zoning staff person listed below at 703-324-1290.**

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-SU-011	Eastwood Properties, Inc.	Tracy Swagler	D/O to 9/12/02
SE-2002-MA-013	Abdulelah Al-Keliddar	Denice Thomas	D/O to 10/17/02
SE-2002-DR-011	Francis Fortin, Jr.	Francis Burnszynski	Rec. approval
PCA-86-P-089-5 & FDPA-86-P-089-2 & PCA-86-W-001-8 & PCA-86-W-001-9 & FDPA-86-W-001-5-2-1 & CDPA-86-W-001-3	Fair Lakes Metropolitan Square  Board's Own Motion Fair Lakes Metropolitan Square	Bill Mayland	D/O to 9/18/02

## ITEMS FOR ADMINISTRATIVE ACTION

Architectural Renderings for McLean Bible Church	Approved
FSA-Y01-64-1 – Nextel	Approved

## ITEMS SCHEDULED FOR DEFERRAL

SE-2002-DR-012	Betty M. Meadows	Tracy Swagler	Deferred to Oct. 17th
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**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, SEPTEMBER 11, 2002**

**7:30 p.m.** The Planning Commission's **Environment Committee** will meet in the Board Conference Room with representatives from the Environmental Advisory Commission and the Transportation Advisory Commission.

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**SE-2002-DR-012 - BETTY M. MEADOWS** - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Tax Map 11-2 ((1)) 22C. DRANESVILLE DISTRICT.

**SE-2002-DR-011 - FRANCIS FORTIN, JR.** - Appl. under Sect. 4-504 of the Zoning Ordinance to permit a vehicle light service establishment. Located at 10510 Leesburg Pi. on approx. 28,556 sq. ft. of land zoned C-5. Tax Map 12-4 ((1)) 55. DRANESVILLE DISTRICT.

**SE-2002-MA-013 - ABDOULELAH AL-KELIDDAR** - Appl. under Sects. 4-504, 7-607 and 9-610 of the Zoning Ordinance to permit a service station/mini-mart and a waiver of the minimum lot size in a Highway Corridor Overlay District. Located at 6401 Columbia Pi. on approx. 32,696 sq. ft. of land zoned C-5 and HC. Tax Map 61-3 ((3)) 1. MASON DISTRICT.

**PCA-86-P-089-5/FDPA-86-P-089-2 - FAIR LAKES METROPOLITAN SQUARE II, LLC** - Appls. to amend the proffers and final development plan for RZ 86-P-089 to permit office, retail and public uses at an overall Floor Area Ratio (FAR) of 0.45. Located at the S.W. corner of the intersection of West Ox Rd. and Fair Lakes Pkwy. on approx. 3.29 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: Office/mixed use at Overlay Level. Tax Map 55-2 ((1)) 15 pt. (In association with PCA-86-W-001-8, Concurrent with PCA 86-W-001-9, FDPA-86-W-001-5-2-1 and CDPA-86-W-001-3). SPRINGFIELD DISTRICT.

**PCA-86-W-001-9/FDPA-86-W-001-5-2-1/CDPA-86-W-001-3 - FAIR LAKES METROPOLITAN SQUARE, LLC** - Appls. to amend the proffers, final and conceptual development plans for RZ-86-W-001 to permit office, retail and public uses at an overall Floor Area Ratio (FAR) of 0.45. Located in the S.W. quadrant of the intersection of West Ox Rd. and Fair Lakes Pkwy. on approx. 30.79 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: Office/mixed use at Overlay Level. Tax Map 55-2 ((1)) 15 pt. (Concurrent with PCA-86-P-089-5 and FDPA-86-P-089-2, in association with PCA-86-W-001-8.) SPRINGFIELD DISTRICT.

**PCA-86-W-001-8 - BOARD OF SUPERVISOR'S OWN MOTION** - Appl. to amend the proffers for RZ-86-W-001 to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.35. Located on the N. side of Government Center Pkwy. on approx. 86.40 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: Office mixed use at Overlay Level.

Tax Map 56-1 ((15)) 14. (In association with PCA-86-W-001-9, FDPA-86-W-001-5-2-1, CDPA-86-W-001-3, PCA-86-P-089-5 and FDPA-86-P-089-2). SPRINGFIELD DISTRICT.

**RZ-2002-SU-011 - EASTWOOD PROPERTIES, INC.** - Appl. to rezone from R-1 and WS to R-3 and WS to permit cluster residential development at a density of 1.75 dwelling units per acre (du/ac). Located at the terminus of Nicholas Schar Way on approx. 2.86 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 65-3 ((1)) 7. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 11, 2002**

**DEFERRAL:** SE-2002-DR-012 - BETTY M. MEADOWS - P/H to 10/17/02

**ADMINISTRATIVE:** Architectural Elevations, McLean Bible Church, Dranesville District

**FEATURE SHOWN:** FSA-Y01-64-1 - Nextel - 3901 Fair Ridge Drive

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RZ-2002-SU-011-EASTWOOD PROPERTIES

SE-2002-MA-013 - ABDULELAH AL-KELIDDAR

1. Greg Hines  
Willowby HOA  
14417 Tracy Schar Lane  
Centreville, VA 20121

1. Jim Kitchin  
Barcroft Square HOA  
4141 Century Court  
Alexandria, VA 22312
2. Sadaf Hosseini  
6407 Columbia Pike  
Annandale, VA 22003
3. Tom Kerester - customer,  
employed at a business  
located on Columbia Pike
4. Ahmed Shallal  
6220 Lakeview Drive  
Falls Church, VA 22041

SE-2002-DR-011 - FRANCIS FORTIN, JR.

NO SPEAKERS

PCA-86-W-001-8 - BOARD OF SUPERVISORS' OWN MOTION  
PCA-86-W-001-9 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-W-001-5-2-1 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
CDPA-86-W-001-3 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
PCA-86-P-089-5 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-P-089-2 - FAIR LAKES METROPPOLITAN SQUARE II, LLC

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 12, 2002

*Posted: 8/21/02*

*Revised: 9/13/02*

Below is a list of applications scheduled for public hearing and/or decision only by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page(s) or contact the Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, go back to the home page and click [Speaker's List Sign-up](#), or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.

## ITEMS SCHEDULED FOR DECISION AND/OR ADMINISTRATIVE ACTION

RZ-2002-SU-011	Eastwood Properties	Recommended Approval
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## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-PR-013 & SE-2002-PR-035	Oakton United Methodist Church “	Mavis Stanfield	Rec. Approval
RZ/FDP-2002-PR-008	Christopher Management Inc.	Cathy Lewis	Defer D/O to 9/19/02
SEA-98-V-042	Belle Haven Country Club	Mavis Stanfield	Defer D/O to 9/19/02

## ITEMS SCHEDULED FOR DEFFERAL

RZ-2002-HM-012 SE-2002-HM-014 CDPA-82-C-056	H.B.L., Inc. H.B.L., Inc. H.B.L., Inc.	Cathy Lewis	Defer PH to 9/19/02
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**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 12, 2002**

**DECISION ONLY:** RZ-2002-SU-011 - EASTWOOD PROPERTIES - PH held on 9/11/02

**DEFERRALS:** RZ-2002-HM-012 - H.B.L. INC. - PH to 9/19/02  
PCA-82-C-056 - H.B.L. INC. - " " "  
SE-2002-HM-014 - H.B.L. INC. - " " "

**FEATURES SHOWN:**

Hunter Mill FS-H02-15 - VoiceStream - 13865 Sunrise Valley Drive

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RZ-2002-PR-013 - TRUSTEES FOR OAKTON UNITED METHODIST CHURCH  
SE-2002-PR-035 - TRUSTEES FOR OAKTON UNITED METHODIST CHURCH

No Speakers

SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC.

- |   |   |
|---|---|
| 1. Jim Gearing<br>1207 H Street<br>Alexandria, VA 22307 | 2. Edward Zebrowski<br>6342 Old Towne Court<br>Alexandria, VA 22307 |
|---|---|

RZ-2002-PR-008/FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.

- |   |  |
|---|--|
| 1. Bill Janssen<br>2910 Beau Lane<br>Fairfax, VA 22031                                      | 6. Anne-Marie C. Pastorkovich, Esq.<br>2909 Nutley Street<br>Fairfax, VA 22031 |
| 2. Volker Brandt<br>2860 Hideaway Road<br>Fairfax, VA 22031                                 | 7. Thomas Chiarizia<br>8802 Delfield Lane<br>Fairfax, VA 22031                 |
| 3. Walter Binns<br>2834 Cedarest Road<br>Fairfax, VA 22031                                  | 8. James D. Clark<br>602 Bruton Place<br>Vienna, VA 22180                      |
| 4. John Lehrer<br>Briarwood Citizens Association<br>2847 Hideaway Road<br>Fairfax, VA 22031 | 9. Fran Wallingford<br>3311 Mantua Drive<br>Fairfax, VA 22031                  |
| 5. Diane Prouty<br>2902 Beau Lane<br>Fairfax, VA 22031                                      | 10. Kenneth Lawrence<br>2850 Maple Lane<br>Fairfax, VA 22031                   |

**PLANNING COMMISSION AGENDA**  
**THURSDAY, SEPTEMBER 12, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**RZ-2002-HM-012 - H.B.L. INC.** - Appl. to rezone from PDC, HC and SC to C-7, HC and SC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.26. Located in the S.W. quadrant of Leesburg Pi. and Westwood Center Dr. on approx. 2.41 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 29-3 ((20)) 1. (Concurrent with SE 2002-HM-014 and PCA 82-C-056.) HUNTER MILL DISTRICT.

**PCA-82-C-056 - H.B.L. INC.** - Appl. to amend the proffers for RZ 82-C-056 to permit deletion of land area. Located in the S.W. quadrant of the intersection of Leesburg Pi. and Westwood Center Dr. on approx. 2.41 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed use. Tax Map 29-3 ((20)) 1. (Concurrent with RZ 2002-HM-012 and SE 2002-HM-014.) HUNTER MILL DISTRICT.

**SE-2002-HM-014 - H.B.L. INC.** - Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle sale, rental and ancillary service establishment and drive-in bank. Located at 8601 Westwood Center Dr. on approx. 2.41 ac. of land zoned C-7, HC and SC. Tax Map 29-3 ((20)) 1. (Concurrent with RZ 2002-HM-012 and PCA 82-C-056.) HUNTER MILL DISTRICT.

**SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC.** - Appl. under Sects. 2-904 and 3-304 of the Zoning Ordinance to amend SE 98-V-042 previously approved for uses in a floodplain to permit a country club, golf course, and site modifications. Located at 6023 Fort Hunt Rd. on approx. 156.70 ac. of land zoned R-3 and HC. Tax Map 83-4 ((1)) 5; 83-4 ((2)) (6) 1 – 29; 83-4 ((2)) (14) 1 – 32; 83-4 ((2)) (22) 1 – 19; 83-4 ((2)) (30) 1 – 4; 11 – 30; 83-4 ((2)) (33) 1 – 15, A; 83-4 ((2)) (41) 3 – 11, 14 – 19; 83-4 ((2)) (5) 1 – 32, B; 83-4 ((2)) (13) 1 – 30; 83-4 ((2)) (21) 1 – 5; 83-4 ((2)) (23) 1 – 30; 83-4 ((2)) (31) 1 – 32; 83-4 ((2)) (34) 1 – 30. MT. VERNON DISTRICT.

**RZ-2002-PR-013 - TRUSTEES FOR OAKTON UNITED METHODIST CHURCH** - Appl. to rezone from C-5 to C-6 to permit a church with a child care center with an overall Floor Area Ratio (FAR) of .32. Located in the S.W. quadrant of the intersection of Chain Bridge Rd. and Oakton Meadows Ct. on approx. 1.12 ac. of land. Comp. Plan Rec: Retail and other. Tax Map 47-2 ((1)) 91 pt. PROVIDENCE DISTRICT.

**RZ-2002-PR-008/FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.** - Appls. to rezone from R-1 and HC to PDH-3, PDH-5 and HC to permit residential development at a density of 4.48 dwelling units per acre (du/ac) for PDH-5 and 2.50 du/ac for PDH-3 and approval of the conceptual and final development plans and waiver of open space requirement. Located in the S.E. quadrant of the intersection of I-66 and Nutley St. on approx. 23.43 ac. of land. Comp.



**PLANNING COMMISSION AGENDA  
THURSDAY, SEPTEMBER 12, 2002**

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Plan Rec: 2-3 and 4-5 du/ac. Tax Map 48-2 ((7)) (33) 1, 2, 3, 7A, 9A, 10; 48-2 ((7)) (34) 1, 3, 5, 9, 11, 14, 16, A, B; 48-2 ((7)) (35) 2, 3, 4; 48-2 ((7)) (36) 1 – 5, 5A, 5B, 9, 36A, 36B and a portion of public right-of-way for Hideaway Rd. and Swanee La. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Hideaway Rd. and Swanee La. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) PROVIDENCE DISTRICT.

# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 18, 2002

*Posted: 8/19/02*

*Revised: 9/19/02*

Below is a list of applications scheduled for public hearing and/or decision only by the Planning Commission on this date. For more information on an application, including location and description, click on "Items Scheduled for Public Hearings" below or contact the Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, either click [Speaker's List](#), or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2001-LE-024	Equity Homes L.P.	Cathy Lewis	D/O to 9/19/02
PCA-1998-SU-040	Fairfax Center Commercial LLC	Jennifer Josiah	Rec. Approval
PCA-84-P-114-3 & SEA-84-P-129-3	Winchester Homes Inc. "	Bill Mayland "	Rec. approval Rec. approval
PCA-78-S-063-3	Westfields Corporate Ctr L.P.	Tracy Swagler	P/H to 10/16/02
SE-2002-DR-015	Ivy Development	Bill Mayland	D/O to 9/19/02
SEA-00-Y-018	Brookfield Pleasant View LLC	Denice Thomas	D/O to 9/19/02

## ITEMS SCHEDULED FOR DECISION AND/OR ADMINISTRATIVE ACTION

PCA-86-P-089-5 & FDPA-86-P-089-2 & PCA-86-W-001-8 & PCA-86-W-001-9 & FDPA-86-W-001-5-2-1 & CDPA-86-W-001-3	Fair Lakes Metropolitan Square  Board's Own Motion Fair Lakes Metropolitan Square	Bill Mayland	D/O to 9/19/02
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## "FEATURE SHOWN" ACTED ON

FSA-V97-13-1	Sprint, 8101 Lorton Road	Approved
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## ITEMS DEFERRED

RZ-2002-MA-015	National Capital Land & Dev.	Tracy Swagler	to 11/13/02
RZ/FDP-2001-LE-048	Centex Homes	Leslie Johnson	to 10/10/02

**PLANNING COMMISSION AGENDA  
WEDNESDAY, SEPTEMBER 18, 2002**

**7:30 p.m.** The Planning Commission's **Housing Committee** will meet in the Board Conference Room to continue agenda topics.

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**SE-2002-DR-015 - IVY DEVELOPMENT, L.C.** - Appl. under Sects. 9-615 of the Zoning Ordinance to permit a cluster subdivision. Located on the E. side of Utterback Store Rd., approx. 200 ft. N. of its intersection with Farm Rd. on approx. 6.08 ac. of land zoned R-E. Tax Map 7-3 ((7)) E. DRANESVILLE DISTRICT.

**RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES** -Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.36 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Telegraph Rd., approx. 200 ft. S.W. of the intersection of Telegraph Rd. and Old Telegraph Rd. on approx. 9.31 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 100-1 ((1)) 22; 100-1 ((6)) 1 and 100-1 ((8)) 1. LEE DISTRICT.

**RZ-2001-LE-024/FDP-2001-LE-024 - EQUITY HOMES, L.P.** - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the triangle formed by the intersection of Old Telegraph Rd. and Telegraph Rd. on approx. 6.14 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 100-1 ((2)) 1 – 3; 100-1 ((4)) 1; 100-1 ((9)) A, 1 and 2. LEE DISTRICT.

**RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.** -Appl. to rezone from R-3 and HC to R-16 and HC to permit residential development at a density of 14.6 dwelling units per acre (du/ac). Located on the W. side of Williams La., at the W. terminus of Hoffmans La. on approx. 4.39 ac. of land. Comp. Plan Rec: Residential. Tax Map 61-2 ((1)) 107, 109, 110, 113B pt. and 61-4 ((1)) 115. MASON DISTRICT.

**PCA-1998-SU-040 - FAIRFAX CENTER COMMERCIAL, LLC** - Appl. to amend the proffers for RZ 1998-SU-040 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.14. Located in the N.E. quadrant of the intersection of Lee Hwy. and Monument Dr. on approx. 12.10 ac. of land zoned C-6. Comp. Plan Rec: Fairfax Center Area: Mixed use at 0.25 FAR at overlay level. Tax Map 56-2 ((1)) 70A. SPRINGFIELD DISTRICT.

**PCA-84-P-114-3 - WINCHESTER HOMES INC.** - Appl. to amend the proffers for RZ-84-P-114 to permit a medical care facility at an overall Floor Area Ratio (FAR) of 0.25 and residential development at a density of 4.75 dwelling units per acre (du/ac). Located on the S. side of Lee

Jackson Mem. Hwy., approx. 1,000 ft. E. of the Fairfax Co. Pkwy. on approx. 14.87 ac. of land zoned R-5 and HC. Comp. Plan Rec: Fairfax Center Area: 6 du/ac at overlay level. Tax Map 45-4 ((1)) 6A. (Concurrent with SEA-84-P-129-3.) SPRINGFIELD DISTRICT.

**SEA-84-P-129-3 - WINCHESTER HOMES INC.** - Appl. under Sects. 3-504 of the Zoning Ordinance to amend SE-84-P-129 previously approved for medical care facility and housing for the elderly to permit a medical care facility and deletion of land area. Located at 12475 Lee Jackson Mem. Hwy. on approx. 14.87 ac. of land zoned R-5 and HC. Tax Map 45-4 ((1)) 6A. (Concurrent with PCA-84-P-114-3.) SPRINGFIELD DISTRICT.

**PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES, LIMITED PARTNERSHIP** - Appl. to amend the proffers concerning road phasing for RZ-78-S-063 to permit office development with an overall Floor Area Ratio (FAR) of 0.50. Located N. and S. of the intersection of Westfields Blvd., Sully Rd. and Stonecroft Blvd. on approx. 248.78 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed use. Tax Map 44-1 ((1)) 6; 44-1 ((4)) 35; 44-3 ((1)) 10A, 15; 44-3 ((6)) 7, 14E and 21F. SULLY DISTRICT.

**SEA-00-Y-018 - BROOKFIELD PLEASANT VIEW, LLC** - Appl. under Sects. 9-615 of the Zoning Ordinance to amend SE-00-Y-018 previously approved for a cluster subdivision to permit modification of development conditions. Located on the S. side of Braddock Rd., approx. 1,250 ft. E. of its intersection with Pleasant Valley Rd. on approx. 48.24 ac. of land zoned R-C and WS. Tax Map 43-1 ((2)) 1 – 20; 30 – 40; 43-3 ((4)) 21 – 29. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 18, 2002**

**DEFERRALS**

RZ-2001-LE-048/FDP 2001-LE-048 - CENTEX HOMES - P/H to 10/10/02  
RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT - P/H to 11/13/02  
PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER (Sully) - P/H to 10/16/02  
PCA-86-W-001-8 - BOARD OF SUPERVISORS' OWN MOTION (P/H held on 9/11/02) - D/O to 9/19/02  
PCA-86-W-001-9 - FAIR LAKES METROPOLITAN SQUARE II, LLC " " " "  
FDPA-86-W-001-5-2-1 - FAIR LAKES METROPOLITAN SQUARE II, LLC " " " "  
CDPA-86-W-001-3 - FAIR LAKES METROPOLITAN SQUARE II, LLC " " " "  
PCA-86-P-089-5 - FAIR LAKES METROPOLITAN SQUARE II, LLC " " " "  
FDPA-86-P-089-2 - FAIR LAKES METROPOLITAN SQUARE II, LLC " " " "

**FEATURE SHOWN:** FSA-V97-13-1 - Sprint - 8101 Lorton Road

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SE-2002-DR-015 - IVY DEVELOPMENT

1. John Ulfelder  
Great Falls Citizens Association  
9151 Old Dominion Drive  
McLean, VA 22102
2. Douglas Davis  
825 Utterback Store Road  
Great Falls, VA 22066

PCA-1998-SU-040-FAIRFAX CENTER COMMERCIAL  
(Springfield District)

1. Eric Janson, Esquire  
Parkside at Fairfax Center  
11643 Park Green Drive  
Fairfax, VA 22030

RZ-2001-LE-024 - EQUITY HOMES, LP  
FDP-2001-LE-024 - EQUITY HOMES, LP

1. Luther Mannis  
7828 Old Telegraph Road  
Alexandria, VA 22315
2. Jenise Koca  
6060 Piney Branch Run Drive  
Alexandria, VA 22315

PCA-84-P-114-3 - WINCHESTER HOMES INC.  
SEA-84-P-129-3 - WINCHESTER HOMES INC.  
(Springfield District)

NO SPEAKERS

SEA-00-Y-018 - BROOKFIELD PLEASANT VIEW, LLC

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 19, 2002

*Posted: 8/27/02*

*Revised: 9/19/02; 9/20/02*

**Below is a list of the actions taken by the Planning Commission on applications that were scheduled for public hearing and/or decision only on this date. For more information on an application, including location and description, click on “Items Scheduled for Public Hearings” below or contact the Department of Planning and Zoning staff person listed below at 703-324-1290.**

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-MV-020 & SE-2002-MV-022	Christopher Mgt Trs. & Trs. of Engleside Baptist Church	M.A. Godfrey “	D/O deferred to 10/2/02 D/O deferred to 10/2/02
RZ/FDP-2002-DR-019	Waterford McLean LLC	Peter Braham	Rec. Approval
RZ-2002-HM-012 SE-2002-HM-014 CDPA-82-C-056	H.B.L., Inc. H.B.L., Inc. H.B.L., Inc.	Cathy Lewis	D/O deferred to 10/10/02

## ITEMS SCHEDULED FOR DECISION ONLY

RZ/FDP-2001-LE-024	Equity Homes L.P.	Cathy Lewis	Rec. Approval
SE-2002-DR-015	Ivy Development	Bill Mayland	Rec. Approval
SEA-00-Y-018	Brookfield Pleasant View LLC	Denice Thomas	Rec. Approval
RZ/FDP-2002-PR-008	Christopher Management Inc.	Cathy Lewis	Rec. Approval
PCA-86-P-089-5 & FDPA-86-P-089-2 & PCA-86-W-001-8 & PCA-86-W-001-9 & FDPA-86-W-001-5-2-1 & CDPA-86-W-001-3	Fair Lakes Metropolitan Square Board's Own Motion Fair Lakes Metropolitan Square	Bill Mayland	Rec. Approval

## ITEMS DEFERRED TO FUTURE HEARING DATES

Zoning Ordinance Amendment (SE in the R-C District)	Donna Pesto	PH to 10/30/02
SEA-98-V-042	Belle Haven Country Club	Mavis Stanfield D/O to 9/26/02
RZ-2002-LE-005	Susan Wise Clay	Cathy Lewis PH to 10/17/02
RZ/FDP-2001-BR-022	Rocky Gorge Homes LLC	Peter Braham PH to 11/7/02

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 19, 2002**

**DECISIONS ONLY:**    PCA-86-W-001-8 - BOS OWN MOTION (PH held on 9/11/02)  
PCA-86-W-001-9 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-W-001-5-2-1 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
CDPA-86-W-001-3 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
PCA-86-P-089-5 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-P-089-2 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
SE-2002-DR-015 - IVY DEVELOPMENT (P/H held on 9/18/02)  
RZ-2001-LE-024 - EQUITY HOMES, LP (P/H held on 9/18/02)  
FDP-2001-LE-024 - EQUITY HOMES, LP (P/H held on 9/18/02)  
SEA-00-Y-018 - BROOKFIELD PLEASANT VIEW, LLC (P/H held on 9/18/02)  
RZ-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC. (PH held on 9/12/02)  
FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.    "    "    "

**DEFERRALS:**    SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC. - D/O to 9/26/02  
ZONING ORDINANCE AMENDMENT (Athletic Facilities) - PH to 10/30/02  
RZ-2002-LE-005 - SUSAN WISE CLAY - PH to 10/17/02

**FEATURES SHOWN:**

Braddock        FS-B02-12 - Sprint - 8996 Burke Lake Road  
Springfield    FSA-Y96-70-1 - sprint - 12777 Fair Lakes Circle  
FSA-S99-32-1 - Sprint - 8101 Long Shadows Drive  
FS-S02-17 - Fairfax County Park Authority - 7315 Ox Road

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RZ-2002-DR-019/FDP-2002-DR-019 - WATERFORD MCLEAN, LLC

- |  |   |
|--|---|
| 1.    Adrienne Whyte<br>McLean Citizens Association<br>6704 West Falls Way<br>Falls Church, VA 22046 | 3.    Jack Wilbern<br>McLean Revitalization Corporation |
| 2.    Dan Duval<br>McLean Planning Committee<br>1420 Beverley Road, Ste. 330<br>McLean, VA 22101     |   |

RZ-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH  
FDP-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH  
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH

- |  |                                      |
|--|--------------------------------------|
| 1.    Blase Burry<br>6590 Pohick Bay Drive<br>Lorton, VA 22079 | 2.    Wesley Dick<br>Address Unknown |
|--|--------------------------------------|

RZ-2002-HM-012 - H.B.L. INC.  
PCA-82-C-056 - H.B.L. INC.  
SE-2002-HM-014 - H.B.L. INC.

NO SPEAKERS

**PLANNING COMMISSION AGENDA**  
**THURSDAY, SEPTEMBER 19, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ZONING ORDINANCE AMENDMENT** - Appl. to amend Chapter 112 to establish a new special exception use of a private athletic training/administrative facility in conjunction with a public use in the R-C District.

**RZ-2002-DR-019/FDP-2002-DR-019 - WATERFORD MCLEAN, LLC** - Appls. to rezone from PDC, HC, SC and CRD to PRM, HC, SC and CRD to permit residential development with secondary commercial uses at an overall Floor Area Ratio (FAR) of 1.66 and approval of the conceptual and final development plans. Located on the N. side of Lowell Ave., E. of Laughlin Ave., and W. of Emerson Ave. on approx. 2.24 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 30-2 ((9)) 56 – 66. DRANESVILLE DISTRICT.

**RZ-2002-MV-020 - CHRISTOPHER MANAGEMENT, INC., TRUSTEES OF THE ENGLSIDE BAPTIST CHURCH** - Appl. to rezone from PDH-4 and HD to PDH-3 and HD to permit residential development on 12.88 acres at a density of 2.87 dwelling units per acre (du/ac) and approval of the conceptual development plan; and to rezone from PDH-4 and HD to R-3 and HD permit a church and related facilities and private school on 12.24 acres with a Floor Area Ratio (FAR) of 0.11. Located on the E. side of Richmond Hwy., approx. 1,000 ft. S. of its intersection with Pohick Rd. on approx. 25.12 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 108-1 ((1)) 27A, 27B and 108-3 ((1)) 16. (Concurrent with FDP-2002-MV-020 and SE-2002-MV-022.) MT. VERNON DISTRICT.

**FDP-2002-MV-020 - CHRISTOPHER MANAGEMENT, INC., TRUSTEES OF THE ENGLSIDE BAPTIST CHURCH** - Appl. to approve the final development plan for RZ 2002-MV-020 to permit residential development. Located on the E. side of Richmond Hwy., approx. 1,000 ft. S. of its intersection with Pohick Rd. on approx. 12.88 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 108-1 ((1)) 27A pt., 27B and 108-3 ((1)) 16 pt. (Concurrent with RZ-2002-MV-020 and SE-2002-MV-022.) MT. VERNON DISTRICT.

**SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH**, SE Appl. under Sect(s). 3-304 of the Zoning Ordinance to permit a church and related facilities and a private school of general education. Located on the E. side of Richmond Hwy., approx. 1,000 ft. S. of its intersection with Pohick Rd. on approx. 12.24 ac. of land zoned R-3 and HD. Tax Map 108-3 ((1)) 16 pt. and 108-1 ((1)) 27A pt. (Concurrent with RZ-2002-MV-020 and FDP-2002-MV-020.) MT. VERNON DISTRICT.



**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 19, 2002**

**DECISIONS ONLY:**    PCA-86-W-001-8 - BOS OWN MOTION (PH held on 9/11/02)  
PCA-86-W-001-9 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-W-001-5-2-1 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
CDPA-86-W-001-3 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
PCA-86-P-089-5 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
FDPA-86-P-089-2 - FAIR LAKES METROPOLITAN SQUARE II, LLC  
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FDP-2001-LE-024 - EQUITY HOMES, LP (P/H held on 9/18/02)  
SEA-00-Y-018 - BROOKFIELD PLEASANT VIEW, LLC (P/H held on 9/18/02)  
RZ-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC. (PH held on 9/12/02)  
FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.    "    "    "

**DEFERRALS:**    SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC. - D/O to 9/26/02  
ZONING ORDINANCE AMENDMENT (Athletic Facilities) - PH to 10/30/02  
RZ-2002-LE-005 - SUSAN WISE CLAY - PH to 10/17/02

**FEATURES SHOWN:**

Braddock        FS-B02-12 - Sprint - 8996 Burke Lake Road  
Springfield    FSA-Y96-70-1 - sprint - 12777 Fair Lakes Circle  
                    FSA-S99-32-1 - Sprint - 8101 Long Shadows Drive  
                    FS-S02-17 - Fairfax County Park Authority - 7315 Ox Road

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RZ-2002-DR-019/FDP-2002-DR-019 - WATERFORD MCLEAN, LLC

- |  |   |
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| 2.    Dan Duval<br>McLean Planning Committee<br>1420 Beverley Road, Ste. 330<br>McLean, VA 22101     |   |

RZ-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH  
FDP-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH  
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH

- |  |                                      |
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| 1.    Blase Burry<br>6590 Pohick Bay Drive<br>Lorton, VA 22079 | 2.    Wesley Dick<br>Address Unknown |
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RZ-2002-HM-012 - H.B.L. INC.  
PCA-82-C-056 - H.B.L. INC.  
SE-2002-HM-014 - H.B.L. INC.

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 25, 2002

*Posted: 8/30/02*

*Revised: 9/26/02*

**Below is a list of applications heard by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1380. Markup/decisions will be made by the Planning Commission on these items on Wednesday, October 23, 2002 @ 8:15 p.m.**

## ITEMS WITHDRAWN

- APR-02-IV-7S (Mount Vernon)

## ITEMS SCHEDULED FOR PUBLIC HEARING

### **Mount Vernon District Area Plans Review (APR) Items**

#### *12 PH on 19 items in the Richmond Hwy Corridor*

- APR-02-IV-1MV
- APR-02-IV-2MV
- APR-02-IV-4MV
- APR-02-IV-6MV
- APR-02-IV-7MV
- APR-02-IV-8MV
- Five combined items  
APR-02-IV-14MV, APR-02-IV-24MV,  
APR-02-IV-25MV, APR-02-IV-26MV &  
APR-02-IV-28MV
- Two combined items  
APR-02-IV-15MV & APR-02-IV-17MV
- Two combined items  
APR-02-IV-18MV & APR-02-IV-19MV
- Two combined items  
APR-02-IV-20MV & APR-02-IV-21MV
- APR-02-IV-10MV
- APR-02-IV-22MV

#### *11 PH on 15 other items in the Mount Vernon District*

- APR-02-IV-4S
- APR-02-IV-6S
- APR-02-IV-3LP
- APR-02-IV-4LP
- APR-02-IV-5LP
- Three combined items  
APR-02-IV-1LP, APR-02-IV-6LP & APR-02-IV-8LP
- APR-02-IV-9LP
- Three combined items  
APR-02-IV-2LP, APR-02-IV-7LP & APR-02-IV-10LP
- APR-02-IV-11LP
- APR-02-IV-2P

**PLANNING COMMISSION AGENDA  
WEDNESDAY, SEPTEMBER 25, 2002**

**7:30 p.m.** The Planning Commission will hold public hearing on proposed Plan Amendment nominations submitted as part of the 2002 South County Cycle Area Plans Review process for the Mt. Vernon Magisterial District as summarized below as well in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." **No new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, October 3, 2002.**

**IMPORTANT NOTE:** Many of the items listed below will be heard jointly. For a breakdown of how the items are grouped, go back to the [View Agenda](#) screen on the main calendar window.

**MT. VERNON DISTRICT NOMINATIONS**

**02-III-2P:** 7421 Swope La. **Adopted Plan:** Res. 2-3 du/ac. **Nominated Plan:** Res. 5-8 du/ac.

**02-III-3P** (Springfield & Mt. Vernon): See Springfield District nominations; nomination will be heard at the October 2 Springfield public hearing date.

**02-IV-1LP:** Southwest quadrant of Lorton Rd & I-95 interchange. **Adopted Plan:** Public facilities, private open space, res. 8-12 du/ac s. & e. of Giles Run with conditions. **Nominated Plan:** Hotel, office & res. mixed use e. of Sanger St & s. of Lorton Rd, res. 1-2 du/ac s. & e. of Giles Run.

**02-IV-2LP:** 9251, 9253, 9255, 9257, 9259, 9261, 9263 Plaskett La. **Adopted Plan:** Community serving retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. **Nominated Plan:** Private recreation & private open space.

**02-IV-3LP:** Generally at the intersection of Lorton Rd & Richmond Hwy. **Adopted Plan:** Retail up to .25 FAR. **Nominated Plan:** Add an option for public park.

**02-IV-4LP:** Approximately 2,974 acres bounded by the Occoquan River to the s. & the former DC Department of Corrections property lines to the north, east and southwest. **Adopted Plan:** A mix of uses including low/medium density res., public facilities & park/open space. **Nominated Plan:** Map & text revisions to recognize change in circumstances.

**02-IV-5LP:** Encompassing Land Units F, F-1, F-2, H-3 & H-4 of the Lorton-South, Route 1 Planning Sector in their entirety; Generally located e. of I-95 and s. of Lorton Rd. **Adopted Plan:** Land Units F, F-1 & F-2: Industrial, flex & retail & other; Land Unit H-3: recreation use & res. .2-.5 du/ac; Land Unit H-4: res. .2-.5 du/ac. **Nominated Plan:** Reduce industrial use, add office/retail use; Add option for up to .70 FAR in Land Unit F & ensure that sewer cannot be extended to Land Units H-3 & H-4.

**02-IV-6LP:** SW quadrant of Lorton Rd & I-95 interchange. **Adopted Plan:** Public facilities, governmental & institutional. **Nominated Plan:** Office/retail/hotel up to .70 FAR (specified uses).

**02-IV-7LP:** 9251, 9253, 9257, 9255, 9259 Plaskett La; None Assigned for parcel 16A. **Adopted Plan:** Retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. **Nominated Plan:** Add an option for parks.

**02-IV-8LP:** SW quadrant of Lorton Rd & I-95 interchange. **Adopted Plan:** Res. 1-2 du/ac & res. 3-4, 8-12, 12-16 du/ac with conditions. **Nominated Plan:** Res. 1-2 du/ac.

**02-IV-9LP:** North of the Occoquan River with I-95 bisecting the subject property. **Adopted Plan:** Mixed use up to .25 FAR with conditions. **Nominated Plan:** Revision of conditions to eliminate limit on office use; Expand developable area; Allow service station, fast food & similar uses.

**02-IV-10LP:** 107-4((1))4A. **Adopted Plan:** Community serving retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. **Nominated Plan:** Private recreation & private open space.

**02-IV-11LP:** Meadowood Farms: located s. of Colchester & Gunston Rd, bisected by Belmont Blvd, excluding Gunston Heights (Sec. 1)/Wiley & Belmont Park subdivisions. **Adopted Plan:** Res. .1-.2 du/ac. **Nominated Plan:** Public park.

**02-IV-1MV:** NE corner of Richmond Hwy & Arlington Dr. **Adopted Plan:** Office or hotel up to .50 FAR or up to .70 with conditions. **Nominated Plan:** Retail & other with ancillary service station.

**02-IV-2MV:** 7929 Richmond Hwy. **Adopted Plan:** Office (according to Gum Springs Conservation Plan). **Nominated Plan:** Retail & other.

**02-IV-4MV:** All properties located n. of Huntington Ave along Foley St & west side of Hunting Creek Rd. **Adopted Plan:** Res. 3-4 du/ac with an option for 16-20 du/ac with consolidation. **Nominated Plan:** Res. 3-4 du/ac, option for 16-20 du/ac with consolidation of developable land.

**02-IV-6MV:** SE side of Richmond Hwy just south of Dogue Creek. **Adopted Plan:** Retail up to .35 FAR with an option for up to .50 FAR for hotel conference center. **Nominated Plan:** Res. 5-8 du/ac with an option for retail, hotel and/or mixed use up to .70 FAR.

**02-IV-7MV:** Huntington Run & Huntington Walk Condos; Groveton Baptist Church & parcel 93-1 ((1))27. **Adopted Plan:** Res. at 20+ du/ac. **Nominated Plan:** Res. 16-20 du/ac or office up to .50 FAR.

**02-IV-8MV:** 6601, 6615, 6621, 6631, 6677, 6701, 6711 Richmond Hwy; 6719, 6723 Beddoo St; 2800 Beacon Hill Rd. **Adopted Plan:** Office and/or retail up to .35 FAR, res. 8-12 du/ac; Option for office/retail up to .50 FAR; Parcels 75A, 76A, 78: office up to .35 FAR. **Nominated Plan:** Remove res. option; Increase intensity to .50 FAR & .70 FAR; No change for parcels 75A, 76A & 78.

**02-IV-10MV:** Cherry Arms Apartments on Richmond Hwy & Grand View Dr. **Adopted Plan:** Res. 16-20 du/ac (map only). **Nominated Plan:** Add Plan text reflecting Plan map; Add to SNA.

**02-IV-14MV:** Potomac Square office park at the corner of Richmond Hwy & Radford Ave. **Adopted Plan:** Townhouse style office and/or retail up to .35 FAR. **Nominated Plan:** Change from SNA to part of CBC for South County CBC.

**02-IV-15MV:** 8431, 8453, 8457, 8459, 8463 Richmond Hwy; None Assigned for parcels 29C, 31B, and 31C. **Adopted Plan:** Res. 5-8 du/ac with option for mixed use up to .50 FAR with consolidation. **Nominated Plan:** Add a new option to .70 FAR; Increase existing option up to 1.0 FAR.

**02-IV-17MV:** 8501, 8515, 8537, 8539, 8541 Richmond Hwy; 8537, 8543 Forest Pl; None Assigned for parcels 1-4. **Adopted Plan:** Res. 5-8 du/ac with an option for mixed use up to .50 FAR with consolidation. **Nominated Plan:** Add a new option to .70 FAR; Increase existing option up to 1.0 FAR.

**02-IV-18MV:** 8545, 8588, 8592 Richmond Hwy; 8500-8558 Towne Manor Ct; None Assigned for parcel 101-3 ((1))38. **Adopted Plan:** Retail/office up to .35 FAR or res. 12-16 du/ac; Skyview Apts: res. 16-20 du/ac. **Nominated Plan:** Change from CBC to SNA, add Skyview Apts. to land unit, increase retail/office to .50 FAR.

**02-IV-19MV:** Properties along w. side of Richmond Hwy between Knights of Columbus & Engleside Plaza; Parcels along Highland Ln & Engleside St between Richmond Hwy & Woodlawn St. **Adopted Plan:** Retail up to .25 FAR with an option for office up to .25 FAR with design criteria; Engleside neighborhood: res. 2-3 du/ac. **Nominated Plan:** Change from CBC to SNA, add res. area to land unit, increase retail/office to .50 FAR & res. at 5-8 du/ac.

**02-IV-20MV:** 8559 Richmond Hwy & Washington Square Apartments; None Assigned for parcels A, C, 1A and 1B. **Adopted Plan:** Res. 5-8 du/ac with an option for retail/office up to .50 FAR for parcel 101-3 ((1))35; Res. 8-12 for remaining parcels. **Nominated Plan:** Change from CBC to SNA.

**02-IV-21MV:** 8595, 8601, 8605, 8609, 8615, 8623, 8625, 8629 Richmond Hwy; None Assigned for parcel 104. **Adopted Plan:** Res. 5-8 du/ac & retail/office up to .50 FAR. **Nominated Plan:** Change from CBC to SNA.

**02-IV-22MV:** 8850, 8860 Richmond Hwy. **Adopted Plan:** Retail & other. **Nominated Plan:** Office/retail/hotel conference center up to .50 FAR.

**02-IV-24MV:** 8219, 8225, 8229, 8235, 8243, 8249, 8257, 8263 Richmond Hwy; 8230, 8300, 8304 Central Ave; None Assigned for parcel 101-4 ((6))7C. **Adopted Plan:** Res. 5-8 du/ac with conditions. **Nominated Plan:** Res. 5-8 du/ac or retail/office/mixed use up to .50 FAR with conditions; Change from SNA to part of CBC for South County CBC.

**02-IV-25MV:** 301, 8304, 8305 Richmond Hwy; 4010, 4012 Maury Pl in the Mount Zepher Business Center; None Assigned for parcel 22B. **Adopted Plan:** Office/retail up to .35 FAR. **Nominated Plan:** Change from SNA to part of CBC for South County CBC.

**02-IV-26MV:** 8323, 8333, 8339 Richmond Hwy; 8340 Reddick Ave; None Assigned for parcel 1A. **Adopted Plan:** Public facilities & institutional use. **Nominated Plan:** Change from SNA to part of CBC for South County CBC.

**02-IV-28MV:** 8334, 8351, 8357, 8359, 8361, 8365, 8369, 8383 Richmond Hwy; 8331, 8335, 8404 Washington Ave. **Adopted Plan:** Res. 5-8 du/ac with an option for retail/office up to .35 FAR. **Nominated Plan:** Change from SNA to part of CBC for South County CBC.

**S02-IV-RH1 (OTPA)** (Mt. Vernon & Springfield)(previously APR# 02-IV-7RH): See Lee District nominations; nomination will be heard at the October 2 Lee District public hearing date.

**02-IV-4S:** E. corner of Backlick Rd & Cinder Bed Rd. **Adopted Plan:** Industrial up to .50 FAR. **Nominated Plan:** Public park & open space.

**02-IV-6S:** 6900 Newington Rd, 6969 Allen Park Rd; None Assigned for parcels 1 and 2. **Adopted Plan:** Industrial up to .35 FAR. **Nominated Plan:** Limit parcels 99-2((15))1, 2, 3 & 99-4((1))17 to .15 FAR; Add transportation environmental conditions.

**02-IV-7S:** 8305, 8309, 8311, 8317 Telegraph Rd; 6501, 6511, 6515, 6519 Newington Rd; None Assigned for parcels 39B, 41, and 43. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Add language concerning unit type & Environmental Quality Corridor.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 25, 2002**

**ADMINISTRATIVE:** APR-02-IV-7S - Accepted withdrawal

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**MOUNT VERNON DISTRICT AREA PLANS REVIEW**

**MOUNT VERNON  
PLANNING DISTRICT  
APR-02-IV-1MV**

1. Linda Cunningham, Pres.  
Mount Vernon Square  
2440 Windbreak Drive  
Alexandria, VA 22306

**APR-02-IV-2MV**

**NO SPEAKERS**

**APR-02-IV-4MV**

1. Phyllis Hardbower-Evans  
5809 Foley Street  
Alexandria, VA 22303
2. Robert Vander Zee  
2056 Huntington Avenue  
Alexandria, VA 22303
3. William Hamblet  
2060 Huntington Avenue  
Alexandria, VA 22303
4. Ralph Rayner  
2064 Huntington Avenue  
Alexandria, VA 22303
5. Elizabeth Baker  
rep. Nominator  
Walsh, Colucci, et al.  
2200 Clarendon Blvd.  
Arlington, VA 22201

6. Dana Ballenger  
5824 Foley Street  
Alexandria, VA 22303

7. Betsy Sutherland  
5733 Foley Street  
Alexandria, VA 22303

**APR-02-IV-4MV (continued)**

8. Swindell Sutton  
5829 Foley Street  
Alexandria, VA 22303
9. Marion Atchley  
5814 Foley Street  
Alexandria, VA 22303
10. Robert Woideck  
2100 Huntington Avenue  
Alexandria, VA 22303
11. Randall Morgan  
2056 Huntington Avenue  
Alexandria, VA 22303

12. Wayne Weller  
5824 Foley Street  
Alexandria, VA 22303

**APR-02-IV-6MV**

**NO SPEAKERS**

**APR-02-IV-7MV**

1. Rick Neel, Nominator  
SE Fairfax Dev. Corp.  
8800A Pear Tree Village Ct  
Alexandria, VA 22309

**APR-02-IV-8MV**

**NO SPEAKERS**

**APR-02-IV-14MV**

- APR-02-IV-24MV**  
**APR-02-IV-25MV**  
**APR-02-IV-26MV**  
**APR-02-IV-28MV**

1. Shirley Kappa  
Mount Zephyr HOA  
8429 Washington Ave.  
Alexandria, VA 22309

**APR-02-IV-15MV**  
**APR-02-IV-17MV**

1. Verdella Carter, rep. Spirit  
of Faithful Gospel Church  
8431 Richmond Highway  
Alexandria, VA 22309
2. William Carter, Pastor  
Spirit of Faithful Gospel Church  
8431 Richmond Highway  
Alexandria, VA 22309
3. Laurie Blackburn  
Lee-Mount Vernon Chamber  
2511 Toron Court  
Alexandria, VA 22306

**APR-02-IV-18MV**  
**APR-02-IV-19MV**

1. Virginia Wells  
8522 Highland Lane  
Alexandria, VA 22309

**APR-02-IV-20MV**  
**APR-02-IV-21MV**

**NO SPEAKERS**

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 25, 2002**

**Page 2**

***SPRINGFIELD  
PLANNING DISTRICT***  
APR-02-IV-4S

1. Cynthia Smith, Nominator  
Newington Civic Assoc.  
P. O. Box 777  
Newington, VA 22122

APR-02-IV-5LP

1. Keith Martin, Esquire  
Walsh, Colucci, et al.  
2200 Clarendon Blvd.  
Arlington, VA 22201
2. Sherry Frazier  
6422 Richmond Hwy.  
Alexandria, VA 22306

4. Harry Lattimore  
9920 Richmond Hwy.  
Lorton, VA 22079
5. Lang Hinson  
8101 Hinson Farm Rd. #317  
Alexandria, VA 22306

APR-02-IV-10LP

APR-02-IV-6S

1. Cynthia Smith, rep. Nominator  
Newington Civic Assoc.  
P. O. Box 777  
Newington, VA 22122

APR-02-IV-6LP

APR-02-IV-11LP

APR-02-IV-7S

APR-02-IV-7LP

***ROSE HILL  
PLANNING DISTRICT***  
S02-IV-RH1 - OUT-OF-TURN  
PLAN AMENDMENT  
(Mount Vernon & Springfield)  
(previously APR-02-IV-7RH)

***LOWER POTOMAC  
PLANNING DISTRICT***  
APR-02-IV-1LP

APR-02-IV-8LP

1. Marty Schirmacher  
Shirley Acres  
9534 Third Place  
Lorton, VA 22079

1. Marty Schirmacher  
Shirley Acres  
9534 Third Place  
Lorton, VA 22079
2. Henry Sprouse  
470 Deermond Hall Lane  
White Post, VA 22663  
owner of property at  
4923 Fourth Place, Lorton

***POHICK  
PLANNING DISTRICT***  
APR-02-III-2P

1. Douglas Allis  
7432 Ridge Road  
Springfield, VA 22153
2. Melody Elliott  
8334 Kings Ridge Court  
Springfield, VA 22153  
owner of property at  
8212 Southwater Court, Spfd.
3. Patrice Mull  
8219 Southwater Court  
Springfield, VA 22153

APR-02-IV-2LP  
APR-02-IV-3LP

APR-02-IV-9LP

1. Marty Schirmacher  
Shirley Acres  
9534 Third Place  
Lorton, VA 22079
2. Inda Stagg, rep. Nominator  
Walsh, Colucci, et al.  
2200 Clarendon Blvd.  
Arlington, VA 22201
3. Molly Lynch  
5909 River Drive  
Lorton, VA 22079

APR-02-IV-4LP

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 26, 2002

*Posted: 8/30/02*

*Revised: 9/27/02*

Below is a list of applications heard or acted upon by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1380. Markup/decisions on these items is scheduled for Wednesday, October 9, 2002 at 8:15 p.m.

## ITEMS SCHEDULED FOR DECISION AND/OR ADMINISTRATIVE ACTION

FSA-L96-75-1 – Sprint, 6320 Augusta Drive - Withdrawn

SEA-98-V-042 – Belle Haven Country Club – Decision-only deferred to 10/2/02

## ITEMS SCHEDULED FOR PUBLIC HEARING

### **Braddock and Mason Districts Area Plans Review (APR) Items**

#### *1 PH on 1 item in the Braddock District*

- APR-02-II-2F

NOTE: APR item 02-II-1A is in both Braddock and Mason Districts but the public hearing on the item will be held with the Mason District items.

#### *12 PH on 13 items in the Mason District*

- OTPA-S01-I-A1
- APR-02-I-1A
- APR-02-I-2A
- APR-02-I-3A
- APR-02-I-4A
- APR-02-I-1B
- OTPA-S02-I-B1
- OTPA-S02-I-B2
- APR-02-I-1J
- APR-02-I-1L
- APR-02-I-2L
- APR-02-II-1F & APR-02-II-5F



**PLANNING COMMISSION AGENDA  
THURSDAY, SEPTEMBER 26, 2002**

**7:30 p.m.** The Planning Commission will hold public hearings on proposed Plan Amendment nominations submitted as part of the 2002 South County Cycle Area Plans Review process for the Braddock and Mason Districts as summarized below as well in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." **No new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, October 3, 2002.**

**IMPORTANT NOTE:** Some of the items listed below will be heard jointly. For a breakdown of how the items are grouped, go back to the [View Agenda](#) screen on the main calendar window.

**BRADDOCK DISTRICT**

**02-I-1A** (Braddock & Mason District): The Annandale CBC: Commercial area on Little River Tp & Columbia Pk bounded on the e. by Evergreen La & on the w. by Medford Dr. **Adopted Plan:** Retail, office, alternative uses, public facilities. **Nominated Plan:** Add text about Plan flexibility for higher potential development intensity.

**02-II-2F:** 4200, 4210, 4224, 4228, 4220 Rust St. **Adopted Plan:** Res. 2-3 du/ac; Fairfax Center Area: Baseline: res. 1 du/ac; Intermediate: res. 2 du/ac; Overlay: res. 3 du/ac. **Nominated Plan:** Add option for res. 4-5 du/ac subject to full consolidation.

**MASON DISTRICT**

**02-I-1A**(Braddock & Mason District): The Annandale CBC: Commercial area on Little River Tp & Columbia Pk bounded on the e. by Evergreen La & on the w. by Medford Dr. **Adopted Plan:** Retail, office, alternative uses, public facilities. **Nominated Plan:** Add text about Plan flexibility for higher potential development intensity.

**S01-I-A1 (OTPA):** Property n. of I-495, e. of Backlick Rd & s. of the Norfolk Southern Railroad tracks. **Adopted Plan:** Various uses: office up to .50 FAR, retail up to .35 FAR, public facilities, governmental & institutional uses, industrial, & private open space. **Nominated Plan:** Add an option for res. use & for mixed use; Changes to nonres. use guidance.

**02-I-2A:** Dominion/Va. Power property located s. of Little River Tp & w. of Mayhunt Court. **Adopted Plan:** Public facilities, governmental & institutional uses. **Nominated Plan:** Res. 8-12 du/ac on 4- 4.5 acre portion of the property.

**02-I-3A:** Two parcels on the s.e. corner of Rt 236 & Carrico Dr. **Adopted Plan:** Res. 3-4 du/ac, option for office up to .25 FAR with consolidation of the two parcels. **Nominated Plan:** Change office option to .35 FAR; Add another option for parcel 3A to .35 FAR without consolidation with parcel 4.

**02-I-4A:** Parcel on n.w. corner of Shenandoah Av & Blue Ridge Av. **Adopted Plan:** Res. .5-1 du/ac **Nominated Plan:** Res. 1-2 du/ac

**02-I-1B:** Property fronting on Landess St & parcels 61-3 ((8))1 & 3; excluding other property adjacent to Braddock Rd or Summit Pl. **Adopted Plan:** Res. 2-3 du/ac. **Nominated Plan:** Res. 4-5 du/ac.

**S02-I-B1 (OTPA):** The Seven Corners Shopping Center, generally located e. of the Arlington Bv & Leesburg Pk intersection; Parcel 51-3((1))29 is located s. of Arlington Bv; Parcel 51-3 ((1))29A is located n. of Arlington Bv. **Adopted Plan:** Parcel 29: Regional Shopping Center up to .50 FAR, with bus transfer center, drive-through uses are limited to a maximum of two; Hotel use is an option; Parcel 29A is planned for office. **Nominated Plan:** On Regional Shopping Center portion, increase drive-through uses to a maximum of three.

**S02-I-B2 (OTPA):** Munson Hill Towers, generally located s. of Leesburg Pk & w. of the Aura Heights subdivision. **Adopted Plan:** Res. 16-20 du/ac. **Nominated Plan:** Res. 20+ du/ac (up to 35 du/ac).

**02-I-1J:** Montecello Garden Apts, generally located s. of Rt 50, w. of Graham Rd & n. of the Broyhill Park subdivision. **Adopted Plan:** Res. 16-20 du/ac. **Nominated Plan:** Res. 20+ du/ac (up to 40 du/ac).

**02-I-1L:** Shopping center (w/ Ames Dept. Store) & hotel generally e. of I-395 & fronting on Bren Mar Dr & Edsall Rd. **Adopted Plan:** Retail use. **Nominated Plan:** Add option for res. 20+ du/ac (up to 30-40 du/ac) which may include a retail component; consider adding area to the Beltway South Industrial Area.

**02-I-2L:** Property on the s.w. corner of Rt 236 & Cherokee Av. **Adopted Plan:** Office use up to .25 FAR with consolidation with abutting parcel to west. **Nominated Plan:** Add option for commercial & retail uses up to .25 FAR without consolidation with abutting parcel.

**02-II-1F:** Commercial development located on or near Rt 236 between Pineland St. & Woodburn Rd. **Adopted Plan:** Retail use except parcel 7 which is office use. **Nominated Plan:** Clarifies the location of the existing retail & office use.

**02-II-5F:** Commercial development located on or near Rt 236 between Pineland St. & Woodburn Rd. **Adopted Plan:** Retail use except parcel 7 which is office use. **Nominated Plan:** Proposes expanding the area addressed by Recommendation #10 to include all commercial uses between Woodburn Rd. & Pineland St; Recommendation #10 states that the commercially zoned area should not be expanded.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 26, 2002**

Posted: 9/26/02  
Revised: 9/27/02

**DECISION ONLY:** SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB – Deferred to 10/2/02

**FEATURES SHOWN:** FSA-L96-75-1 - Sprint - 5716 South Van Dorn Street - Withdrawn

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**BRADDOCK DISTRICT AREA PLANS REVIEW**

*Fairfax Planning District*  
**APR-02-II-2F**

- |  |  |  |
|--|--|--|
| 1. Jerome Wolgin<br>4200 Rust Road<br>Fairfax, VA 22030          | 3. Gregory Riegler<br>Nominator<br>1750 Tysons Boulevard, Ste. 1800<br>McLean, VA 22002-4215 | 5. Michael Sharp<br>4116 Williams Place<br>Fairfax, VA 22030 |
| 2. David Newman<br>11017 Pumpkin Place<br>Fairfax City, VA 22030 | 4. Christopher Newman<br>11017 Pumpkin Place<br>Fairfax City, VA 22030                       |  |

**MASON DISTRICT AREA PLANS REVIEW**

*Annandale Planning District*  
**OTPA S01-I-A1**

1. Fred Taylor  
Bean, Kenney & Corman  
Rep. Hechinger Interests

**APR-02-I-1A** (Braddock & Mason)  
No speakers

**APR-02-I-2A**

1. Bob Caudrey, President  
Pinecrest View HOA
- 2.. Robert A. Lawrence, Esquire  
Rep. Oak Street Builders  
Reed, Smith, Hazel, & Thomas  
3110 Fairview Park Drive  
Falls Church, VA 22042

**APR-02-I-3A**

1. Thomas Gause  
Hillbrook Tall Oaks Civic Assn  
6900 Oak Court  
Annandale, VA 22003
2. Suzy McWilliams  
4905 Kingston Drive  
Annandale, VA 22003

3. David Tannous  
6012 Oak Court  
Annandale, VA 22003

4. Yery Gonzalez  
4407 Carrico Drive  
Ananadale, VA 22003

5. David Brundage  
6921 Oak Court  
Annandale, VA 22003

6. Helen Winter  
4901 Kingston Drive  
Annandale, VA 22003

7. Michael Chen  
4422 Carrico Drive  
Annandale, VA 22003

8. Lynn Harmon  
6905 Oak Court  
Annandale, VA 22003

9. Erik Yazdani  
6905 Oak Court  
Annandale, VA 22003

10. Susan Gause  
6900 Oak Court  
Annandale, VA 22003

11. Douglas Birnie  
5008 Kingston Drive  
Annandale, VA 22003

12. Elizabeth Baker  
Representing Nominator  
Walsh, Colucci, et al.  
2200 Clarendon Boulevard  
Arlington, VA 22201-3359

13. Lisa Sokol  
4416 Hillbrook Drive  
Annandale, VA 22003

14. Louis Roland  
4411 Carrico Drive  
Annandale, VA 22003

**APR-02-I-4A**

1. Joan Hebrance  
Brook Hills Estates  
Civic Assn.  
4904 Brook Hills Drive  
Annandale, VA 22003

2. Sabino Romano  
6306 7<sup>th</sup> Avenue  
Alexandria, VA 22312

3. Judy Quaely  
5004 Phillip Road  
Annandale, VA 22003

4. Frank Medina  
Annandale, VA 22003

**Baileys Planning District**

**APR-02-I-1B**

1. John Lavoie, Nominator  
6377 Landess Street  
Alexandria, VA 22312
2. Terry Kester  
Dowen Terrace HOA  
3911 Wheat Court  
Alexandria, VA 22311
3. Mickey Innis  
6324 Landess Street  
Alexandria, VA 22312
4. Ken Moore  
6319 Landess Street  
Alexandria, VA 22312
5. Alfred Brower  
4212 Summit Place  
Alexandria, VA 22312

**OTPA S02-I-B1**

1. Terry Kester  
Dowen Terrace HOA  
3911 Wheat Court  
Alexandria, VA 22311
2. Mark Looney, Esq.  
Rep. Land Owner  
Cooley Godward LLP  
11951 Freedom Drive  
Reston, VA 20190-5601

**OTPA S02-I-B2**

1. Tom Martin  
3318A Wilkins Drive-  
Falls Church, VA 22041
2. Donald Giffhorn  
3318 Wilkins Drive  
Falls Church, VA 22041
3. Timothy Gordon  
3310 Nevius Street  
Falls Church, VA 22041
4. Ben Tompkins, rep. Nominator  
3110 Fairview Park Drive  
Falls Church, VA 22042
5. David Franke  
3318B Wilkins Drive  
Falls Church, VA 22041

6. Daren Martin  
3318A Wilkins Drive  
Falls Church, VA 22041
7. Michael Swartzman,  
Dir. of Dev. Wash. Real Estate  
Investment Trust

**Jefferson Planning District**

**APR-02-I-1J**

1. Michele Depasse, President  
Broyhill Park Civic Assoc.  
7025 Strathmore Street  
Falls Church, VA 22042
2. Jackie Dilley  
3251 Brandy Ct.  
Falls Church, VA 22042
3. Thomas Godbout  
7310 Marc Drive  
Falls Church, VA 22042
4. Lynne Strobel, Esquire  
Representing Nominator  
Walsh, Colucci, et al,  
2200 Clarendon Boulevard  
Arlington, VA 22201
5. Ellen Carpenter  
3209 Brush Drive  
Falls Church, VA 22042
6. Matt Sitko  
3200 Corday Court  
Falls Church, VA 22042

**Lincolnia Planning District**

**APR-02-I-1L**

1. Barnes Lawson, Jr., Esq.  
Nominator  
6045 Wilson Blvd., #100  
Arlington, VA 22205
2. Rose McFarland, President  
Bren Mayr Civic Association  
6234 Indian Run Parkway  
Alexandria, VA 22312

**APR-02-I-2L**

No speakers

**Fairfax Planning District**

**APR-02-II-1F & APR-02-II-5F**

No speakers